

# **TECHNICAL REVIEW COMMITTEE MINUTES**

**January 9, 2012**

**Town Council Chambers**

**Members present:**

**Jack Kane, Building/Zoning Official**

**Tom O'Loughlin, DPW Director**

**Ron Wolanski, Planning Director**

**The meeting was called to order at 9:00am.**

## **New Business**

**1. Middletown Self-Storage, LLC. 909 Aquidneck Ave., Plat 114, Lot 758. Development Plan Review regarding proposed building additions and site alterations.**

**The applicant was represented by attorney David Martland and engineer Mike Russell of LDEC, LLC.**

**Mr. Russell reviewed the plans.**

**Mr. Wolanski stated that the Town Engineer must complete the review of the drainage plans and calculations. That item will be a recommended condition of approval.**

**Mr. Russell stated that the proposed drainage design will meet the requirements for a redevelopment project as addressed in the RIDEM storm water design manual.**

**Mr. Wolanski stated that elevation drawings and/or photos of the proposed stand-alone building, as well as details of proposed exterior lighting fixtures must be provided for Planning Board review. Waiver**

request should include for use of non-traditional building materials, building roof design, and landscaping adjacent to the building.

Mr. O'Loughlin stated that there are no utilities issues aside from the need to address storm water drainage control.

Mr. Kane stated that the applicant will be required to seek a special use permit to allow for expansion of the use and to allow the building to exceed the 35,000 square foot footprint limit.

Mr. Russell indicated that he might like to modify the plan to reduce the turning radius around the south east corner of the building. He was advised to contact the fire department for review of the revision.

Mr. Kane questioned the proposed building height. When measured at the front of the building as required, it appears that the proposed addition would exceed the 40 foot height limit. The applicant was advised to review the design and confirm the proposed building height. A variance would be required to exceed the building height limit.

Motion by Mr. Kane, seconded by Mr. O'Loughlin, to forward the plan to the Planning Board for consideration of requested waivers, subject to review and approval of stormwater drainage control plan, consideration of fire department building access, and confirmation of the proposed building height prior to permitting. Vote: 3-0-0.

2. 985 East Main Rd., LLC, Development Plan Review for proposed building and site alterations. Property located at 985 East Main Rd. (Sandpiper Cottages), Plat 118, Lot 20.

**The applicant, Eric Offenburg, was present, as was his representative, attorney David Martland.**

**Mr. Offenburg reviewed the proposed development.**

**Mr. Wolanski stated the storm water drainage plan will be reviewed by the Town Engineer. A proposed utilities plan and details of exterior lighting fixtures should be provided.**

**Mr. O'Loughlin stated that existing and proposed sewer lines should be shown on the plan.**

**There was discussion that water supply, once it enters the private property, becomes a plumbing code issue. Connections to the proposed units will not be reviewed by the Newport Water Department.**

**Mr. Wolanski requested that pedestrian access from the site to the crosswalk at East Main Rd. & Oliphant Lane be provided. Mr. Offenburg stated that a walkway will be added to the plan.**

**Mr. Wolanski stated that due to the nature of the application, which would maintain the basic existing development configuration with limited site alterations, there would not be a requirement to bring the entire site into compliance with current commercial development design standards. However, for the proposed buildings, a waiver must be requested to allow for the use of non-traditional exterior siding materials. It appears that the architectural design of the proposed buildings would meet the intent of the regulations.**

**Mr. Kane stated that, even though the number of units and bedrooms would not increase, a special use permit would be required to allow for the proposed increase in gross floor area of the existing**

**nonconforming use.**

**There was agreement that the TRC would reconvene to continue review of the application once revised plans have been provided by the applicant.**

**The meeting adjourned at 10:20am**

**Respectfully submitted**

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**Ronald Wolanski, Planning Director, Chairman  
Technical Review Committee**